



# 10 Tuscany Meadows Heights Calgary Alberta

\$709,000

Welcome to this beautifully updated bi-level home, offering over 2,700 sq ft of modern living space in the desirable community of Tuscany. As you enter, you're greeted by a spacious foyer featuring custom built-in lockers and a stylish paneled wall with hooks, setting the tone for this thoughtfully designed home. The entire home boasts brand new vinyl plank flooring, baseboards, and fresh paint throughout, ensuring a clean and contemporary feel. The bright, airy kitchen is a chef's delight, showcasing new quartz countertops, a new sink, updated appliances, and sleek hardware. Adjacent, the spacious dining room and inviting living room with a cozy gas fireplace provide the perfect setting for family gatherings and entertaining. Retreat to the master suite, which features a 4-piece ensuite and a generous walk-in closet. The main level also includes two additional bedrooms, a 3-piece bathroom, and a convenient laundry room equipped with a brand new washer and dryer. Venture downstairs to discover a massive recreation room ideal for leisure, complete with a wet bar and a designated theatre area with gas fireplace. Two more bedrooms and a 4-piece bathroom offer additional comfort and privacy. The utility room provides plenty of storage space for all your needs. Step outside to your private backyard oasis, featuring new decking and railing, including a privacy glass wall, a hot tub, and awnings--perfect for relaxing or entertaining. This property backs onto beautiful greenspace, offering tranquility and views. Additional highlights of this remarkable home include a double attached insulated garage, air conditioning for summer comfort, new shingles (replaced 4 years ago), and permanent holiday lights adorning the front of the house for festive cheer. HOA amenities include: tennis courts, clubhouse building (various classes for an extra fee), splash park, ice rink, playground, b...

Family room 6.60 M x 4.17 M  
 Recreational, Games room 4.24 M x 4.17 M  
 Furnace 4.47 M x 3.94 M  
 Bedroom 4.47 M x 2.84 M  
 Bedroom 3.73 M x 2.72 M  
 4pc Bathroom Measurements not available

Living room 4.78 M x 3.53 M  
 Laundry room 2.62 M x 1.80 M  
 Primary Bedroom 4.70 M x 3.33 M  
 Bedroom 3.33 M x 3.02 M  
 Bedroom 3.94 M x 3.02 M

3pc Bathroom Measurements not available  
 Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

<http://www.hallerrealestateteam.ca/>



**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Kitchen 4.55 M x 3.02 M

4pc Bathroom Measurements not available

Dining room 3.48 M x 2.84 M